

CITY OF MIDDLETOWN
AGENDA
THE PLANNING AND
ZONING COMMISSION



Chm.
Vice-Chm.
Sec'y
MEMBERS

Daniel Russo (15)
Molly Salafia (15)
Joyce Rossitter (15)
Richard Pelletier (15)
Stephen Devoto (17)
Jeremy Clark (17)
Vincent Szyrkowicz (17)
ALTERNATES *Elizabeth Emery (15)*
Philip Pessina (17)
Robert Blanchard (15)
Mayor Daniel T. Drew
Michiel Wackers, Director
Bruce E. Driska, Deputy Director

Ex-Officio
Staff

**JANUARY 14, 2015
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.**

1. Pledge of Allegiance

2. Roll Taking

3. Items removed from the agenda and why

4. Public comment on items on agenda which are not currently scheduled for a public hearing

5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

6. Public Hearings (when scheduled)

1. Continued: Proposed Zoning Code Text Amendment with regard to Section 48.00 for Signs. Proponent PCD Dept. Z2014-6 A copy of the proposed text is on file with the Office of the Town Clerk.
2. Continued: Proposed Riverfront POCD Text Amendment. Proponent PCD Department Z2014-9 A copy of the proposed text is on file with the Office of the Town Clerk.
3. Proposed text amendment to add R-1 zone to Sections 44.08.36(A) & 44.08.36(E)-1 Large lot environmentally sensitive subdivisions which allow for private roads. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent Satral Rathie Z2014-8

7. Old Business

1. Modification of a Special Exception at the Sanseer Mill on 282 Main Street Extension for adaptive historic reuse to allow a commercial recreation use known as Adventure Rooms. Applicant/agent Alex Merkulov / Adventure Rooms LLC SE85-17

8. New Business

1. Proposed Special Exception to convert an existing building (the old Hartford Courant) to a retail business (Auto Parts Store) in a TD zone located at intersection of Saybrook Road, Mill Street and East Main Street (across from Stop & Shop). Applicant/agent Saybrook Commons LLC SE2014-8 **(TO BE SCHEDULED FOR A PUBLIC HEARING)**
2. Request for a G.S. 8-24 Review to enter lease with Oak and Velvet (Sew Fine Upholstery) for 5,000 square feet at the city-owned Remington Rand Building at 180 Johnson Street. Applicant/agent City of Middletown G.S. 8-24 2015-1
3. Proposed Site Plan Review for construction of a new housing development consisting of 89 units which includes retail space to be located at 138 College Street. Applicant/agent Hajjar Management Company Inc. SPR2014-192

4. Proposed Zoning Code Text Amendment to add Section 16.20.03 definition of the Transitional Development. Proponent PCD Dept. Z2015-1 A copy of the proposed text is on file with the Office of the Town Clerk. **(TO BE SCHEDULED FOR A PUBLIC HEARING)**

9. Public comment on topics which are not or have not been the subject of a public hearing

10. Minutes, Transcripts, Staff Reports and Commission Affairs

1. Minutes of 12/10/14 Regular Meeting
2. Other Commission Affairs
 - a. River-Cog Report

11. Adjournment

Alternates: E. Emery, P. Pessina, R. Blanchard

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